

## ISTRA, UMAG - Apartmanska kuća 3 km od mora, Umag, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRJA, UMAG - Apartmanska kuća 3 km od mora
Property for:	Sale
House type:	detached
Property area:	262 m <sup>2</sup>
Lot Size:	798 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	6
Price:	727,000.00 €
Updated:	Oct 18, 2024

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Umag
City area:	Umag
ZIP code:	52470



### Permits

Ownership certificate:	yes
------------------------	-----

### Parking

Number of parking spaces:	7
---------------------------	---

### Description

Description:	<p>ISTRIA, UMAG - Apartment house 3 km from the sea The first town on the entrance to Istria from the north - Umag. It conquers with its variety and richness of offer. Umag is a small town that, through 45 km of coastline and an interesting hinterland, combines the peculiarities of the entire region and is perhaps the best introduction to a different experience of the Mediterranean. The city of Umag has a very interesting history. Roman nobles discovered it and decided to appropriate it as their summer residence. The splendor, opulence and glamor of those times is reflected even today in the Venetian houses of the old city core. Parts of walls and towers have been preserved, as well as Renaissance and Baroque buildings and churches. A stone's throw from Umag is this beautiful, detached, apartment house that has been used as a tourist rental for years and brings good income to the current owners. The house extends over the ground floor and first floor and contains 5 studio apartments. There are 2 apartments on the ground floor, each</p>
--------------	---

with its own bathroom, and the internal staircase leads to the first floor where there are 3 more apartments, each with its own bathroom and terrace. The future owner can arrange the layout of the rooms in the house as he wishes, that is, he can keep the studio apartments or remodel the entire house for family life. Heating is gas, air conditioners and heaters. The house is located on a plot of land of 798 m<sup>2</sup>, which currently serves as a parking lot for several cars, but the future owner has enough space to build a swimming pool with a swimming pool. There is also the possibility of buying a business building with an additional apartment. Due to the proximity of the amenities, this apartment house is ideal for continued tourist rental, as more units are sought after in Istria every year. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 16954

### Additional contact info

Reference Number: 576361  
Agency ref id: 16954  
Contact phone: +385 95 825 4533